

THRESHOLD CRITERIA

A. Applicant Eligibility: The Kansas Department of Health and Environment (KDHE) was created by the Kansas Legislature in 1974 when the agency became the Department of Health and Environment. KDHE is a duly authorized agency of the State of Kansas, created by act of the legislature. KDHE oversees federal and state air, water, solid waste, hazardous waste, and radiation regulatory programs. KDHE's Bureau of Environmental Remediation, through cooperative agreements with EPA Region 7, functions as the lead agency responsible for assessment and cleanup of CERCLA and NCP regulated property.

B. Community Notification: This assessment grant application is part of an ongoing and extensive community visioning and planning study for the project area since February 2004. In developing the 21st Street North Corridor Revitalization Plan (Plan) and 21st Street North Corridor Market Analysis, area stakeholders were engaged in a Plan Steering Committee and three Plan Advisory Committees representing the west, central and east sectors of the plan area. Stakeholders met on this application for discussion of content at the October 24, 2005 Community Development Corporation (CDC) developed for the area. The CDC stakeholders expressed their approval of the application. A copy of the notes from this meeting are provided as Attachment A. A copy of the grant application content was made available for review and comment on the City of Wichita and KDHE web pages. A public notice announcing the availability of the grant proposal was published in the Wichita Eagle on December 9, 2005. A copy of the public notice is provided as Attachment B. A final copy of this application expanding on the October 24th meeting materials was presented to public on December 6, 2005. The public is aware this is a competitive application and if unsuccessful, the 21st Street Revitalization Plan may be delayed and revisited for schedule of implementation. The public is aware this application is separate from the petroleum assessment application also submitted.

C. Letter: A letter from Roderick L. Bremby, Secretary, Kansas Department of Health and Environment, has been provided as a cover letter to this grant application.

RANKING CRITERIA

A. Budget: 2005 implementation made extensive use of KDHE's Brownfields Targeted Assessment program to a level that resources needed to be curtailed for equitable distribution of state resources to all Kansas communities. Key to success of the Plan is continued assessment of properties ahead of proposed changes in transportation, community resources and preservation of residential neighbors. The applicant requires financial assistance from EPA as:

Budget Categories (programmatic costs only)	Project Tasks					
	Task 1 Program Implementation	Task 2 Community Outreach	Task 3 Phase I Assessments	Task 4 Phase II Assessments	Task 5 Cleanup Planning	Total
Personnel	\$2,500	\$4,000	\$8,270	\$26,347	\$2,738	\$43,855
Fringe Benefits	\$637	\$1,020	\$2,108	\$6,717	\$698	\$11,180
Travel	\$100	\$800	\$1,000	\$2,000	\$300	\$4,200

Equipment						\$0
Supplies	\$100	\$1,000	\$1,000	\$3,000	\$200	\$5,300
Contractual	\$2,000	\$3,200	\$30,000	\$85,000	\$8,000	\$128,200
Other	\$47	\$4,340	\$702	\$1,989	\$187	\$7,265
Total Directs	\$5,384	\$14,360	\$43,080	\$125,053	\$12,123	\$200,000

In-kind: KDHE and the City of Wichita realize no in-kind match is required for assessment grants, however, the City will augment assistance from EPA with staff resources for the duration of the grant activity. This in-kind assistance will continue in the form of direction and support to CDC stakeholders, implementation of the Plan and participation in local grant outreach.

Task 1. Program Implementation: KDHE/BER will administer and direct the grant on behalf of the City to support Goal 3 of the Plan to: “continue to leverage regulatory relationships to maximize City’s efforts within the process and speed up regulatory approvals”. KDHE/BER will implement the grant program, providing EPA-required quarterly, annual and closeout reporting. KDHE will obtain contractor and oversee contractor work conducted. A Quality Management Plan and Quality Assurance Project Plan (QAPP) used in KDHE’s Brownfields program will be adopted. Some minor programmatic efforts (i.e., completion of property profile forms) will be done by contractor and are built into respective task budgets. Task 1 will include review of sites for compliance with EPA eligibility criteria.

Task 2. Community Outreach & Coordination: Stakeholders involved in the revitalization plan will continue to carry the main burden of community outreach and communication of grant activities. KDHE’s experience in conducting 2005 Brownfields Targeted Assessments in the corridor illustrated that outreach will occur in support of City and CDC in the form of information sharing as well as presence and contribution at public and planning meetings. Outreach will need to build public confidence against “fear of government” and promote access to properties for assessment. This may include putting citizens in communication with KDHE. Task 2 will produce five Brownfields fact sheets specific to grant activities, travel of up to two key community staff to Brownfields 2006 and annual EPA regional Grantees workshops, and a grant website as information repository of current and previous assessment reports.

Task 3. Phase I Assessments: This task will likely not begin until after November 1st, 2006. 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI) will be in effect. KDHE will conduct Phase I assessments on properties prioritized by the City under the Plan and enrolled voluntarily or pursued under eminent domain using the newly revised ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and meeting the needs of AAI. Phase I assessments will identify recognized environmental conditions (RECs). The City has tentatively identified approximately 100 parcels of property that will require Phase I assessments.

Task 4. Phase II Assessments: Phase II environmental assessments will address identified RECs through sampling and analysis. This may include sampling asbestos and lead-based paint associated with structures. Assessments will be designed and conducted in accordance with KDHE's existing Brownfields Targeted Assessment program. KDHE will review and approve sampling plans submitted by contractors. Phase II sampling will incorporate ASTM standards and the TRIAD approach as applicable to individual sites. Chemical concentrations in soil and groundwater will be evaluated using KDHE's Risk-based Standards for Kansas (RSK) using the most current version of the RSK Manual. If deemed necessary by KDHE and the City, reports may include a preliminary cost-to-remedy analysis to support redevelopment planning and lay the ground work for an Alternative Brownfields Cleanup Analysis if a future EPA Brownfields cleanup or revolving loan fund grant is pursued. Phase II assessments will be conducted by an experienced Brownfields contractor selected by KDHE.

Task 5. Cleanup Planning: It may be necessary to conduct additional assessment activities at properties prior to initiating cleanup activities. These sampling activities will be conducted by either KDHE or KDHE's contractor. KDHE will provide technical expertise to these communities and guide them to the appropriate KDHE cleanup program.

B. Community Need:

1) The Plan's 9-month, 76-page Market Analysis (Plan's Appendix A.II) identifies that Wichita's local economy "dramatically slowed since 1998". This was further severely affected by the shrinking travel industry after 9/11, with major layoffs in the aircraft manufacturing sector, which was essentially the local economic engine. The Center for Economic Development & Business Research and the Economic Research Associates shows 7,400+ jobs were lost between 2001 and 2002 in the Wichita area, a significant portion of which were related to the aviation industry. Unemployment rose from 4.1% to 6.3% from 2001 to 2002. In 2003, another 7,200 jobs were lost in the region. Most of the losses between 2001 and 2003 came from the manufacturing sector. Manufacturing jobs decreased from 71,900 in 2001 to 57,800 in 2003, a loss of more than 14,000 jobs. Other sectors that experienced job losses between 2001 and 2003 were the professional and business services sector (-2,200), trade, transportation and utilities sector (-2,000) and the leisure and hospitality sector (-900). The 21st Street Corridor project area includes a significant amount of the city's industrial lands, particularly the older industrial sites, and those sites that are or were once dependent on freight rail access. Over 600 jobs specific to the 21st Street Corridor project area were lost between 1990 and 2000. Sears relocated to a suburban mall (-168). The Coastal-Derby refinery shut down (-144). Pioneer Technologies moved out of the area (-297). An Albertson's grocery store opened and then closed down (-100). The 2000 Census shows that 9% unemployment of the project area is almost 2x the general Wichita area. Median family income is \$23,510, 31% less than other areas of Wichita. The Plan identifies that revitalization of the area must address the drastically changed demographics of the past 10 years.

The project area has one of the largest Hispanic communities in the city. Wichita as a whole has a Hispanic population of 9.6%, the project area 35%. In 2000 more than 21% of all Hispanics in Kansas lived in Wichita, 1/4 of which resided in census tracts of the project area. Prior to economic downturn, the Hispanic population in the project area increased more than 100% from 1990 to 2000, double the national increase of 58%. Black population also will influence revitalization visioning. 2002 census shows black population in the Wichita area was underrepresented compared to the nation. However, blacks represented more than 24 percent of the total population in the study area in 2000, 3x higher than the Wichita area and 2x the national average. 31% of all population in this area is under the age of 18. 18% of the population in this community are lead by single-mother households. Due to economic distress in the area, 25% of the population in the project area lives below the poverty level.

2) Prioritized Plan Phase I actions draw to a close, including over 100 parcels that were assessed in 2005 using KDHE's Brownfields program. This grant will continue the assessments and evaluations necessary to support environmental land clearance for revitalization and identification of necessary cleanup directly within the targeted community. The Plan indicates that commercial growth and residential capacity over the 20 year plan lies within the corridor. It requires committing to revitalization efforts and infrastructure that sustain smaller, less-industrial businesses oriented to the evolving cultural communities of the three sub-areas of the project. Reversing population and economic outflow are linked to reconstruction, "projected reversal in this trend is expected to result from the City's revitalization and redevelopment efforts" (Plan's Market Analysis, Section III). Goal 1 requires environmental assessment for clearance or risk management on area properties to sustain an increase in 2006-2010 Prioritized Actions toward community renewal. Goal 3 requires assessment to evaluate cleanup of current contaminated areas. Specifically, it will directly support the prioritized Phase II Actions of establishing the East End Cultural District, an Asian Ethnic Anchor at 21st Street & Hood, an International Marketplace centered at 21st & Broadway.

3) From the human aspect, the declining 21st Street Corridor felt Brownfields even prior to 2001. Census 2000 County Business Patterns indicates that while the Wichita area gained 168 business establishments, project census tracts of the area lost 60 businesses from 1998 to 2001. Exiting businesses left behind vacant and underutilized structures moving through time into decay. A stark case in point is the relatively new training center, sub-assembly plant, and day-care center built by Cessna located on 21st street just east of I-135. The Cessna Aircraft Company opened the facility in 1997 as an expansion of their Welfare-to-Work program (started in 1990) that focused on vocational training and job skill development of local community residents enabling them to enter the higher paid workforce. A majority of this facility and the adjoining residential complex is now vacant. Environmentally, the Brownfields effect of conditions of unknown and known contaminants slowing interest is analyzed and summarized in the Plan (Plan's Appendix A.I: Existing Conditions, Section I – Environmental Conditions). The existing environmental conditions analysis for the 21st Street North Corridor Revitalization Plan was completed by reviewing existing environmental data from the City of Wichita, Sedgwick County, and KDHE and conducting interviews with KDHE, City of Wichita

and Sedgwick County. The interviews were held in order to determine the level of regulatory involvement associated with this area and gain an understanding of existing and future environmental activities. The review of available and reasonably ascertainable records for the plan area properties as well as the surrounding properties includes historical and current records from both federal and state regulatory agency databases. During the interview and records research process, the plan area was generally divided into the west sub-area, central sub-area, and east sub-area.

West Sub-area: There are 10 sites registered on the Federal/KDHE ASTM Standard databases in the west sub-area. The majority of these sites are in a monitoring program. One site had historical spills occur at the property. Without further assessment, there is no documentation that contamination does not exist at sites relative to public protection and clearance for redevelopment. The remaining sites do not appear to have obvious contamination associated with the property.

Central Sub-area: As stated above, the central sub-area falls within the North Industrial Corridor (NIC) site which is a large area currently performing remedial investigation activities under KDHE authority. The site is associated with general widespread contamination for ground water. The main contaminants of concern in the groundwater within the central corridor are as follows: trichloroethene (TCE), tetrachloroethene (PCE), cis-1,2-CDE, vinyl chloride (VC), 1,1,1- trichloroethane (TCA), 1,1-dichloroethane (1,1-DCA), 1,1-dichloroethene (1,1-DCE), and carbon tetrachloride, chloroform (CFM), and benzene. Although ground water impacts within this sub-area have been identified, it is unknown if many of the properties in the project area have been impacted by contamination in soil.

East Sub-area: There are 7 sites registered on the Federal/KDHE ASTM Standard databases in the east sub-area. The majority of these sites are being monitored by KDHE or are active. Three of the sites within the east sub-area fall within the area impacted with TCE in groundwater and soil from the upgradient 29th and Grove site. Without further assessment, there is no indication that the remaining sites have any contamination associated with the property or the extent to which contiguous properties. Without further assessment, it is unknown if the remaining sites have any contamination associated with the property or impacts on contiguous properties.

C. Site Selection Process

1) Project area properties identified in the Wichita's 21st Street North Corridor Revitalization Plan affected by 2006-2010 Prioritized Actions will initially be assessed with the grant. Phase I assessments will be conducted for these projects. Results from the Phase I will determine which properties will require Phase II assessments. If, after all Phase II assessments are conducted for the 21st Street Corridor project have been completed, and there are additional grant funds remaining, those funds will be expended in other redevelopment areas identified by the City of Wichita.

2) Previous inventory and prioritization activities have been conducted under the Plan. Earlier and mostly external to this project area, the City of Wichita implemented a 1999

EPA Brownfields Assessment Demonstration Pilot grant which led to the identification of properties in the corridor area.

3) A majority of the properties identified along the 21st Street Corridor project are currently privately owned. The city will obtain access from individual property owners. Many private business owners were involved in the development of the Plan and have a cooperative relationship with the city.

D. Sustainable Reuse of Brownfields: The Plan commits prioritized action through four phases of revitalization; Phase I: 2004-2005, Phase II: 2006-2010, Phase III: 2011-2015 and Phase IV: 2016-2025. These are documented to citizens in detail in the Plan's Chapter III: Implementation. Each Phase itemizes in detail, too great to include here, Economic, Transportation, Environmental and Land Use/Zoning/Urban Design Strategies. Each Strategy element identifies specific actions policy & action numbers, geographic scope within the project area, scheduled start, primary responsibility assignments, recommended potential funding source and order of magnitude cost factors.

1) Without individual sites, it is difficult to convey the specifics of the City of Wichita's commitment to continue their overall strategy of innovative sustainability in the project area. Perhaps the keynote speaker for Brownfields Redevelopment/Rescuing Stranded Assets at the International Federation of Consulting Engineers (FIDIC) 2005 Conference summed up the commitment: "On a larger scale, the proactive efforts of the city of Wichita, Kansas, are accomplishing a landmark cleanup of the contaminated Gilbert and Mosley site and promoting economic redevelopment. Contaminated groundwater beneath the 1,558-hectare site posed a significant risk to human health and the environment. Real estate development in several areas of the site had all but ceased due to the contamination, and the values of thousands of properties were in jeopardy. The viability of downtown Wichita was at serious risk. Through the efforts of many state and federal agencies, and the private sector, the site now includes a treatment facility, which cleanses 4.5 million liters per day of contaminated groundwater; an environmental education building; fish observatory; creek; and a rehabilitated park shelter—all of which will provide environmental education for current and future generations and jumpstart downtown redevelopment. This former eyesore, health hazard, and threat to Wichita's life is now an attraction to downtown visitors and a source of environmental education to many. All it took was a dedicated team with an awareness of sustainability principles to gain this achievement." Lower profile, but locally important, is an active program of storm water management and improvement funded through storm water assessments paid by property owners. Reconstruction will adhere to sound storm water design.

2) The Plan's Economic Strategies identify 12 in-progress 2004-2005 Prioritized Actions with 14 more in the next 5 years. One phase of the redevelopment plan for the area to increase tax base has already been implemented – the removal of the defunct Derby-El Paso refinery structures from the revitalization area for new industry. Merely by removing these structures, the negative visual impact of the area has been improved, thus increasing the economic activity in the area. The city has two primary goals for the redevelopment of the 21st Street Corridor area: create a new identity for the aging

industrial park that encompasses the central area of the project, and identify the project area as a multi-cultural corridor.

3) The Plan's Land Use/Zoning/Urban Design Strategies identify 12 in-progress 2004-2005 actions and 10 items in the following 5 years. The revitalization of 21st Street plays to the existing diversity of the Hispanic, African American, Asian populations that live, work and play within the boundaries of the plan area. A series of regional destinations within the greater Wichita area can be achieved through the support of focused ethnic neighborhood shopping districts, festivals and related activities. Those ethnic clusters include 3 identified locations along the corridor, in essence providing the 'anchors' typically associated with indoor shopping malls. The location of these three anchors at the east, central and west locations along the corridor will drive a regional draw cultural corridor for Wichita.

The entire plan area can support approximately 200,000 square feet of community serving retail space by recapturing current leakage to other locations. Retail dollars currently spent by plan area residents in other community serving retail centers in the City's peripheral locations could be 'recaptured' by providing similar services closer to home. A community serving retail center ranges from 100,000 to 500,000 square feet in size. It primarily serves a drive-in community market within 3 to 5 miles and includes a relatively wide range of retail facilities ranging from apparel to hardware and appliances. It may include a smaller department store or one or more mid- or big-box retailers as an anchor. Access, parking, visibility, and minimal negative traffic impacts will be important issues to consider in locating community-serving retail. The Preferred Plan envisions this community serving retail to be accommodated in the Central Sub-Area, at sites with the best interstate and arterial roadway visibility. However, site preparation and various infrastructure improvements as a commitment to revitalization of this area will need to take place before any community-serving retail would be able to locate in the Central Sub-Area. Further, initial attraction may still require an incentive package to attract users to this location.

A transit hub, that provides connections between local and regional shuttle busses, is proposed to occur at the east edge of the International Marketplace district between Broadway and the UPRR right-of-way. This location provides an adjoining relationship with the activities within the Marketplace. The cluster of small and mid sized retail centers at Amidon and 21st Street are performing fairly well and a strategy for this area may be focused more on physical improvements and design guidelines that integrate it with the rest of the corridor. Though these centers do not call for any major re-tenanting strategies, it is important to keep them neighborhood focused.

Establishment of special programs that support residents, students, faculty and staff of Wichita State University, as well as the greater region, such as art and focused training and educational programs, will help support the eclectic nature of this cultural corridor. It will be very important for the East Sub-Area that Community Development Corporation work closely with neighbors and the University to provide uses that will complement both the neighborhood and the university.

Parks and open space can help promote an area in terms of economic vitality. This qualifier is often attached to residential locational decision-making. Providing adequate smaller parks and plazas within the core of neighborhood retail centers as well as providing alternative modes of transport, such as an integrated bikeway system, can also support economic vitality of those commercial centers. Area residents located in the plan area (including one mile radius around plan area boundary) are served by both passive (such as the Little Arkansas River Greenway) and active (parks with fields, courts, play equipment) regional, neighborhood and community parks classified by size and the amenities offered at each. The 20-acre Woodland Park North adjacent to the Little Arkansas River, west of Broadway, is the only significant public park space within the boundaries of the plan area. City Park and Open Space planning indicates that the primary needs appropriate for placement consideration in the greater plan area to support the residential population includes baseball diamonds, children's play areas and various courts. Stakeholders clearly expressed the desire for additional soccer fields in lieu of numerous types of courts and mentioned that the existing two soccer fields recently constructed in the Central Sub-Area are isolated. Planned improvements to Grove Park north of the East Sub-Area will provide for some of the expressed community needs. City Parks and Recreation should also consider the following steps: survey the specific residents in the greater plan area; review existing planned improvements for the area; and evaluate all existing proximate park locations to determine if they can be improved to accommodate the additional needs / desires for this immediate area. Placing additional soccer fields will be the most challenging desire to accommodate. Ideally, if there is a larger soccer cluster formed, this may occur in the Central Sub-Area simply because of available land. The special opportunity areas identified could accommodate larger recreational uses, whether publicly or privately run.

4) The Plan's Transportation Strategies identify 8 in-progress Phase I actions, 17 additional action items in the following 5 years. There are numerous vehicular improvements that have been identified for the plan area. They are listed below utilizing sub-headings, each with a description of the primary components to that improvement. The future traffic projections utilized for creating scenarios and the ultimate Preferred Plan were prepared by the Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD). These projections were prepared for the year 2030 using the travel demand model developed by MAPD for the Metropolitan Planning Organization (MPO) 2030 Long Range Transportation Plan (LRTP) and modified to reflect the proposed changes within the plan area. It is important to note that future land use projections were maintained according to the current assumptions in the MAPD 2030 LRTP given the modest market absorption numbers derived for through the specific market study (Plan's Appendix A.II) completed for the Plan. Further, significant improvements included in the Long Range Plan include things like the Wichita-Valley Center Flood Control Structure (Big Ditch) at 25th Street, which is envisioned to have significant impact on travel patterns in the plan area.

From a traffic perspective, widening of 21st Street from four lanes to five lanes between Broadway and Arkansas would eliminate delays and reduce capacity and safety created by left-turning vehicles. With the current retail nature of this section of the corridor and

the desired redevelopment and expansion of this area, there would be increased traffic turning into and out of these businesses and cross streets. With a four lane roadway, vehicles are required to stop in the through traffic lanes. This blocks one of the lanes and significantly reduces the capacity of the roadway. These traffic constraints also provide for slower traffic speeds which are better for pedestrian movements.

In general, the City will need to evaluate the impacts of each development on the infrastructure system and make necessary improvements to attract desired businesses to the area. Thinking strategically about improvements to utility systems can help minimize the impacts of upgrades. For example, integrating utility upgrades in conjunction with significant transportation improvements should be assumed for the entire plan area. One area where a more comprehensive review and upgrade strategy might be considered is within the Central Sub-Area. This is to assure adequate coverage of basic utilities as well as critical communication technologies that will be a key marketing tactic to support the Light Industrial / Flex user or the educational and training user for example. The City of Wichita Water and Sewer Planning Department will need to be involved in all development efforts of the plan area. Additional industrial clients or institutions (i.e. hotels, apartments, casinos, etc.) will make the largest impact to water and sewer demands in the plan area. Miscellaneous increases in commercial clients to the plan area will make less of an impact, but will still impact the system as a whole. Water pipelines and sewers generally run within roadways. The water and sewer networks are complicated in nature. Construction efforts that interfere with the physical location of these pipelines will involve the rerouting of these lines to accommodate the new construction. The most notable example will be construction efforts associated modifications to 21st Street in the Central and West Sub-Areas. Relocation and / or replacement of water and sewer lines will need to be evaluated and included in the design that will occur prior to street construction /widening activities. All impacts to the water and sewer lines resulting from revitalization efforts will need to be addressed with the City of Wichita's Water and Sewer Department and the Public Works Department. Upgrades to the storm water system will be necessary where proposed modifications to streets, intersections, and overpasses create an increased demand on the system.

5) By addressing current conditions at potential Brownfields sites within the project area, future Brownfields will be prevented. In addition, the city's revitalization plan calls to rezone the area from a heavily industrial area to a lightly industrial/flex use area. By changing zoning in the project area to flexible use, industries typically associated with the creation of Brownfields will not locate in these areas. The city actively encourages recycling within the community and has three recycling centers located within the city. In addition, Sedgwick County has a household hazardous waste facility located in Wichita for disposal of chemicals.

6) Wichita is committed to promoting green building and smart growth strategies in its building codes and standards throughout the city. As an example of local support, the AIA of Wichita Kansas organized the Greening 2 Kansas Conference for sustainable design, held Friday August 12, 2005 at the Hyatt Regency in downtown Wichita. This one-day conference brought about different leaders from the building industry to discuss

the key issues facing sustainable design. It gave an important educational opportunity for local architects to see the different products that manufacturers have to offer that are new to the design field. They witnessed the progress that has been made in making sustainable products and that the cost for these products can be comparable to other non-sustainable products. AIA of Wichita wanted to raise the local and regional awareness and education among the construction field (architects, engineers, contractors, etc.) and merge them with manufacturers, all within the belief that sustainable design can be achieved everyday.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit

Purpose): Parks and open space can help promote an area in terms of economic vitality. The 20-acre Woodland Park North adjacent to the Little Arkansas River, west of Broadway, is the only significant public park space within the boundaries of the plan area. The Plan's Phase I Urban Design Strategies identifies in-progress Policy Number 4.9, Action Number A.1 as conducting an area parks survey and study to evaluate community needs. Providing adequate smaller parks and plazas within the core of neighborhood retail centers as well as providing alternative modes of transport, such as an integrated bikeway system, can also support economic vitality of those commercial centers. The plan area's residents (including one mile radius around plan area boundary) are served by both passive (such as the Little Arkansas River Greenway) and active (parks with fields, courts, play equipment) regional, neighborhood and community parks classified by size and the amenities offered at each. City Park and Open Space planning indicates that the primary needs appropriate for placement consideration in the greater plan area to support the residential population includes baseball diamonds, children's play areas and various courts. Stakeholders clearly expressed the desire for additional soccer fields in lieu of numerous types of courts and mentioned that the existing two soccer fields recently constructed in the Central Sub-Area are isolated. Planned improvements to Grove Park north of the East Sub-Area will provide for some of the expressed community needs. City Parks and Recreation should also consider the following steps: survey the specific residents in the greater plan area; review existing planned improvements for the area; and evaluate all existing proximate park locations to determine if they can be improved to accommodate the additional needs / desires for this immediate area. Placing additional soccer fields will be the most challenging desire to accommodate. Ideally, if there is a larger soccer cluster formed, this may occur in the Central Sub-Area simply because of available land. The special opportunity areas identified could accommodate larger recreational uses, whether publicly or privately run.

F. Community Involvement

1) Several community organizations have been involved in the revitalization visioning and plan development process. As stated previously, KDHE has met with both the City Planning and Environmental Health offices to discuss implementation of this proposal. If it is determined that cleanup activities are necessary once assessment activities have been completed, these properties will be addressed through KDHE's Voluntary Cleanup Program which requires public notification of the cleanup selection and proposal.

2) KDHE and the City of Wichita have developed a partnership to assess properties located within Wichita and promote redevelopment in these areas. KDHE presented the idea for this grant proposal to the 21st Street Corridor Community Development Corporation on Monday, October 24, 2005. Approximately 30 stakeholders along the 21st Street Redevelopment Area attended. Following discussion of application content, the stakeholders unanimously recommended that the City of Wichita and KDHE proceed with the grant application.

3) Once Phase I assessment activities have been conducted, KDHE and the city will hold a public meeting with landowners to discuss the findings. The CDC meets quarterly and assessment findings will be discussed at these meetings. If necessary, translations of meeting notes will be provided to Spanish speaking stakeholders. The CDC also has a Spanish speaking translator present at the quarterly meetings. EPA and project fact sheets will be provided in Spanish versions. A project Website connected to the City planning website will hold final reports for public viewing.

4) The CDC is the primary extension of visioning for the Plan's development, but other area organizations remain engaged in Plan implementation, and thereby the Brownfield assessments, as shown below with resource specialties of participation:

Organization	Contact Person	Phone Number	General Responsibilities
Self-Help Network Center for Community Support and Research	Barry Carroll, Facilitator	(316) 978-3843 barry.carroll@wichita.edu	Business, economic and demographic information and research.
GWEDC (Greater Wichita Economic Development Coalition	David Wood	(316) 268-1132 www.gwedc.org	Site selection research and data, property research assistance
Sedgwick County	Irene Hart	(316) 383-8270 www.sedgwickcounty.org/ecodevo/ihart@sedgwick.gov	Business retention/expansion assistance and incentives, new business recruitment, micro-loan program
21st Street Merchants Association	Ron Cruz	Avenger1947@cox.net	Proposed to become the West 21st Street BID
Wichita Area Chamber of Commerce	Bryan S. Derreberry, President	(316) 265-7502 www.wichitakansas.org	Online job posting service, Employment manager Network, Health Careers Coalition, Construction CEO group
Wichita Hispanic Chamber of Commerce	Peter Salmeron	(316) 265-6334 petersalmeron@lycos.com	Networking programs, special events

G. Reduction of Threats to human Health and the Environment

1) Goal 3 of Plan Implementation is “Remediate Environmental Contamination Within The 21st Street North Corridor Revitalization Plan Area”. The project will use the Kansas Risk Standards developed by KDHE with target risk levels to be protective of human health and the environment. Standards have been developed for both carcinogenic and systemic compounds and to account for cumulative negative effects to health, where appropriate. Exceedance will be addressed by KDHE’s voluntary cleanup or other program’s as appropriate after assessment. It is not yet known if the stigma of possible health effects from Brownfields with contaminated soils or groundwater is a real issue or not. The driving effort will not be to frighten the community over every conceivable “what if” of contamination, but to provide them quality information to make good balanced decisions combining community health, business and environment. The Brownfields Outreach and Phase I assessments will allow the community to identify and understand the potential for human and environmental impairments associated with different land uses and make responsible decisions as part of redevelopment. Phase I identification will incorporate EPA industry sector notebooks for possible hazard identifications and associated contaminants. For eligible properties, Phase II assessments which identify contaminants will develop a site conceptual model of potential exposures using ASTM E1689-95(2003). Phase II reports will make comparisons to risk-based levels of protection for soil and groundwater and discuss specific contaminants above these levels, including public health summaries from the Agency for Toxic Substance and Disease Registry. In addition to chemical characterization, Phase II reports could include considerations for redevelopment such construction worker protections, risk management practices and interim land stewardship prior to reconstruction.

Three specific reductions of threat in the project known to exist are as follows and are generally supported by grant assessment where eligible;

Northern Industrial Corridor (NIC). Central Sub-Area that lies within the NIC Site. The site characterization and ultimate remediation, is under the City of Wichita’s management as authorized by a Consent Agreement with the KDHE. In addition, the City has cooperative agreements with many businesses within the site – called NIC Participants – to give citizen input and technical overview of the site’s investigation and remediation goals. Remedial investigation activities, site characterization and feasibility studies are currently being conducted and will continue through 2005. General strategies for implementing and managing environmental issues in this area will be better defined once specific site-wide remedies are selected and implemented. Groundwater remediation activities in this area are an on-going effort and will occur for the next 20-60 years.

Derby-El Paso Refinery. An area of specific limits includes the Derby-El Paso Refinery where petroleum hydrocarbons are the main source of contamination. The property lies within the boundaries of the NIC Site. Remediation of the property is currently being conducted by El Paso under a KDHE Consent Order. Communications with KDHE and El Paso representatives continue as remediation activities continue and schedules are

developed. Free product (gasoline) has been encountered at the top of the groundwater surface and has discharged to portions of the drainage canal that runs along the east side of the refinery property. Future development of this site should be limited to construction projects that require no extensive excavation or dewatering for projects such as below grade parking garages or basements.

29th and Grove (Union Pacific Railroad). A third area with some specific concerns includes the 29th and Grove area which has a groundwater contamination plume that intersects the East Sub-Area. Investigation and cleanup activities for the site are being conducted by Union Pacific Railroad (UPRR) under a KDHE Consent Order. Indoor Air Quality (IAQ) requirements may need to be considered for structures with basements where groundwater contamination plumes are encountered. However, IAQ standards may be met with proper ventilation or the application of vapor barrier construction methods.

2) The City of Wichita has engaged the State in the most direct manner possible by asking KDHE to manage and implement assessments. If Phase I and/or Phase II assessments determine the property has not been impacted by environmental contaminants, the grant assessment manager will be able to immediately and directly write a Brownfields Assessment Determination indicating no further action is necessary at the property. Sites with identified contamination would be managed by KDHE's Voluntary Cleanup Program (VCP). Typically, further assessment is necessary prior to development of the Voluntary Cleanup Plan. However, it is anticipated that Phase II assessment activities will adequately characterize environmental impacts and further assessment activities will not be required once these properties enter the VCP. Cleanup actions conducted under the VCP are driven by comparison of environmental impacts to KDHE's RSK numbers. These RSK values take into account the anticipated use of the property for residential and non-residential scenarios.

H. Leveraging of Additional Resources

1) As stated previously, the City has accessed KDHE's Brownfields Targeted Assessment Program to utilize funding available to conduct initial Phase I activities for the project areas. KDHE have provided over \$40,000 in assessments for this initial screening process. An additional illustration of the City's commitment to leverage resources for Brownfields projects within the community can be shown through the efforts taken for the Gilbert and Mosley (G&M) project. This project alone leveraged over \$100 million in private sector investment once the cleanup actions were completed. In more detail for the G&M project;

Remedial investigations including groundwater/surface water investigations, monitoring, evaluations, modeling and report writing/production:	\$5.0 million
Remedial design investigations, remedial design reports:	\$1.2 million
KDHE Oversight:	\$800,000
Down-gradient Remediation and WATER Center Costs:	\$14 million
Source Control:	\$9.0 million
Projected Total Remediation Cost:	\$30 million

2) In addition to maintaining a strong program of restoration and protection of public health in a period of downturned economy, the City has promoted and supported Brownfields-specific restoration in Old Town physically abutting and economically linked to the Plan area. This ~40 acre core area during the 1970's and 1980's employed primarily transient workers in blue-collar jobs. There were numerous industries in the area now known as "Old Town" involving manufacturing, sales, clerical, service, and warehouse jobs as the primary forms of employment. The rundown infrastructure has been redeveloped with private and public partnership to the point where the restored Old Town hotel and conference center is used routinely by EPA and the state of Kansas for regional Brownfields workshops and other meetings. Today there are ~25 restaurants, 8 nightclubs, 42 retail stores, 65 business and professional services, 4 live theaters, 6 galleries, 4 museums, and 1 movie theater. There are a total of 5 apartment and condominium complexes - many developed in old warehouses and one in the historic Eaton Hotel, where the prohibitionist Carry Nation used her hatchet to chop up the bar. A public/private partnership, the Eaton Hotel is now made up of 115 apartments and is valued at \$16 million. Specific to funding commitments in Old Town restoration;

Infrastructure Costs: \$13 million

Estimated Final Private Sector Development Costs: \$100 million

I. Programmatic Capability

1) KDHE possesses sufficient capabilities and experience to manage all assessment activities that would be conducted if awarded an assessment grant. KDHE successfully managed a Brownfields Targeted Assessment (BTA) grant from 1998-2004. KDHE has also managed the EPA awarded State Response Grant since 2003. KDHE has an established system to track and report grant activities on all EPA grants. KDHE has staff consisting of geologists, environmental scientists, environmental technicians, attorneys, and engineers that are experienced in environmental investigations and cleanup activities. KDHE has demonstrated that KDHE's contractors are adequate, qualified and trained environmental consulting firms hired to perform sampling and investigatory procedures. These consulting firms were acquired according to federal procurement procedures.

2) Within KDHE/BER's Remedial Section, several EPA grants have been managed. Current EPA grants managed within the section include: the Superfund Consolidated Grant (\$855,733) that currently includes the Core, Pre-NPL, and Management Assistance; State Response Grant (\$3,046,270). Historically, KDHE/BER has managed the Brownfields Targeted Assessments (\$925,000) and Enforcement Negotiation Grant (\$198,000).

KDHE maintains an Accounting Services department, which oversees all of KDHE's accounting requirements. The Accounting Services department tracks the expenses of all the Federal Programs implemented by KDHE and reports these, on a quarterly basis to EPA. KDHE will report all activities and expenditures regarding the implementation of the assessment grant to EPA on a quarterly basis. All fund management for the Brownfields Program is currently managed pursuant to procedures outlined in 40 CFR Part 35 Subpart O. KDHE will follow these same procedures to manage funds for an

assessment grant. As with other EPA funded programs within KDHE, KDHE will utilize the Automated Clearing House Electronic Funds Transfer (ACH/EFT) system to obtain funds from EPA. KDHE has not had any adverse audit findings from an OMB Circular A-133 audit.

Financial staff have extensive experience in the financial management of other grant programs such as Underground Storage Tanks, Leaking Underground Storage Tanks, Formerly Used Defense Sites, Defense/State Memorandum of Agreement, Abandoned Mine Lands, Administration and Enforcement of Mine Lands. In addition, financial staff occasionally provide assistance to other organizational units within the agency with the financial budgeting/tracking/reporting of other environmental programs (Waste, Water, Air) and multi-million dollar health grants.

In addition to federal grant programs, Bureau staff have extensive experience in managing state programs such as the State Water Plan program, the State Cooperative program, State Voluntary Cleanup program, Drycleaner Trust Fund program, Above Ground and Underground tank programs, Landfill remediation program, Emergency Response program, Clandestine Drug Lab program, and Natural Resource Damages. The current year Bureau budget for State programs totals in excess \$17 million.

3) KDHE has been a recipient of EPA Brownfields Cooperative Agreement #BF98718102. KDHE has complied with requisite reports and reporting measures through period of grant and closeout.

4) KDHE was awarded a Brownfields Revolving Loan Fund grant in 2002. Of the \$1 million that was awarded to KDHE, approximately \$3,670 was expended establishing the program. However, KDHE was unsuccessful at obtaining municipalities to utilize the program. At EPA's suggestion, KDHE is in the process of returning these funds to EPA in October 2005.

5) As stated above, at EPA's suggestion, KDHE is in the process of returning funds associated with the Revolving Loan Fund. However, KDHE developed an application and program guidelines while the program was implemented.